

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Minutes Information Meeting (cont'd) 339 Electric Avenue September 28, 2015

Meeting Posted: Yes

Time: 6:35 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Damon McQuaid, Matthew Allison, Gregory Bittner, David Prokowiew, Adam R. Burney

Absent: Kenneth Chenis

Chair D. McQuaid opened the Information Meeting continuation with the reading of the statutory notice published in the Sentinel and Enterprise on September 7, 2015. The Information Meeting was to hear and discuss a site plan review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for a pet service facility at 339 Electric Avenue, Map 93, Parcel 55.

Applicant is 339 Electric Avenue Corp., represented by Kelly Pearson; project engineer is Nicholas Pauling, Goldsmith, Prest & Ringwall, Inc. (GPR). Board's peer reviewer is Jeffrey Walsh, Graves Engineering, Inc. (GEI).

GPR noted revisions were made to the plan as a result of GEI review letter dated September 25, 2015. Applicant is also committed to installing sewer components within the building in order to capture pet hair.

G. Bittner inquired if there had been any more feedback from safety departments regarding deliveries. A. Burney responded that large articulated trucks will be far enough off the travelled way to unload from the rear. The Applicant has agreed to pre- and post- business delivery hours. There was Board discussion on the façade; possible additional eaves? N. Pauling noted that the applicant choose not to make any adjustments to the facade as the building is a prefab design, only sixteen (16) feet high and in the Applicant's opinion, not very obtrusive. There will be landscaping to soften the façade. D. McQuaid would like to see a better description, possibly a schematic with color, material, and scale. N. Pauling noted a lack of direction in the Bylaw and is relying on direction from the Board. Building signs will be lit internally. Landscaping trees, when planted, will meet the Bylaw for caliper and height. Building will be grey with a black roof and white trim.

Due to Board concerns with façade, A. Burney suggested the Board approve the site layout. Signs and building façade could be approved as one package at a later point. This would allow the Applicant to at least move forward with construction of the building. The Board would be looking for a more articulated trim with the approval of signs and building facade.

Board discussion of conditions included building to the approved plan, the Applicant abiding by all other board/commission directives, installation of an internal component to capture pet hair, limiting construction hours to 7:30 AM – 5:00 PM, Monday – Friday, 8:00 AM – 12:00 PM, Saturdays, no Sundays and holidays. There was also Board discussion of delivery hours.

M. Allison raised some general questions as to the wording of the Zoning Board of Appeals September 23, 2015 Special Permit. G. Bittner inquired if there would be any striping or signage of the temporary stopping area for truck unloading. M. Allison had concerns with persons parking in the right of way. N. Pauling responded he would have to bring that up with the DPW Director as to whether or not a sign could be placed in the right of way. A. Burney noted that is determined by the Board of Selectmen. The Planning Board could condition that the Applicant pursue with the Board of Selectmen. G. Bittner would like to see more non-deciduous plantings for landscaping.

Jill Normandin, representing a neighboring property- questioned the required landscaping under Section 4.6. Commercial District Uses.

Reviewing engineer J. Walsh noted that his review comments had been addressed by the Applicant. There is no device that can go outside on the sewer line for hair removal; the Applicant is working with the Sewer Commission for an internal pet hair removal system.

Board voted on requested waivers.

Section 2.1.2. – Setbacks – Motion to approve, M. Allison, Second, G. Bittner, all aye.

Section 2.4.1. – Screening – Motion to approve, G. Bittner, D. Prokowiew, all aye.

Section 2.5.3. – Driveway and/or Service Road – Motion to approve, M. Allison, Second, G. Bittner, all aye.

Section 3.3.1. – Curbing, Wheelstops and Islands – Motion to approve with discussion, M. Allison, Second, G. Bittner. Discussion ensued. M. Allison would like to see the walkway line up with the parking stripes. No Board consensus. All aye to approve Waiver.

Board discussed Conditions that will be placed on project:

Applicant build to the approved Plan Job # 091058, dated August 2015, amended to September 25, 2015.

Applicant abides by all other board/commission directives.

Applicant work with Sewer Commission for approval of an appropriate internal component to capture pet hair.

Applicant limit construction hours to 7:30 AM – 5:00 PM, Monday – Friday, 8:00 AM – 12:00 PM, Saturdays, no Sundays and holidays.

Applicant pursues no parking at street with the Board of Selectmen.

Applicant limit delivery hours to 5:00 – 7:00 AM and 7:00 – 9:00 PM.

7:35 PM- Motion to close Information Meeting, M. Allison, Second, D. Prokowiew, all aye.

Documents used at meeting:
339 Electric Avenue submittal packet to include revised plans and engineering reviews